



An
Bord
Pleanála

Board Order
ABP-318969-24

Planning and Development Acts 2000 to 2022

Planning Authority: Cork City Council

Planning Register Reference Number: 23/42432

APPEAL by O'Flynn Construction (Kerry Pike) Limited care of McCutcheon Halley, Chartered Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 10th day of January, 2024 by Cork City Council to refuse permission for the proposed development.

Proposed Development: Construction of three number dwelling units to replace one number crèche permitted under Cork County Council Reference Number 92/291 at Clonlara, Coolymurragh (Townland), Kerry Pike, Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the documentation submitted with the planning application and appeal and given the current lack of an available crèche in the area, it is considered that the proposed development would be contrary to Objective 3.21 (and Sections 11.162 and 11.163) of the Cork City Development Plan 2022 to 2028 and to the Ministerial Guidelines issued to planning authorities under Section 28 of the Planning and Development Act, 2000 on Childcare Facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board

Dated this *23* day of *October* 2024